
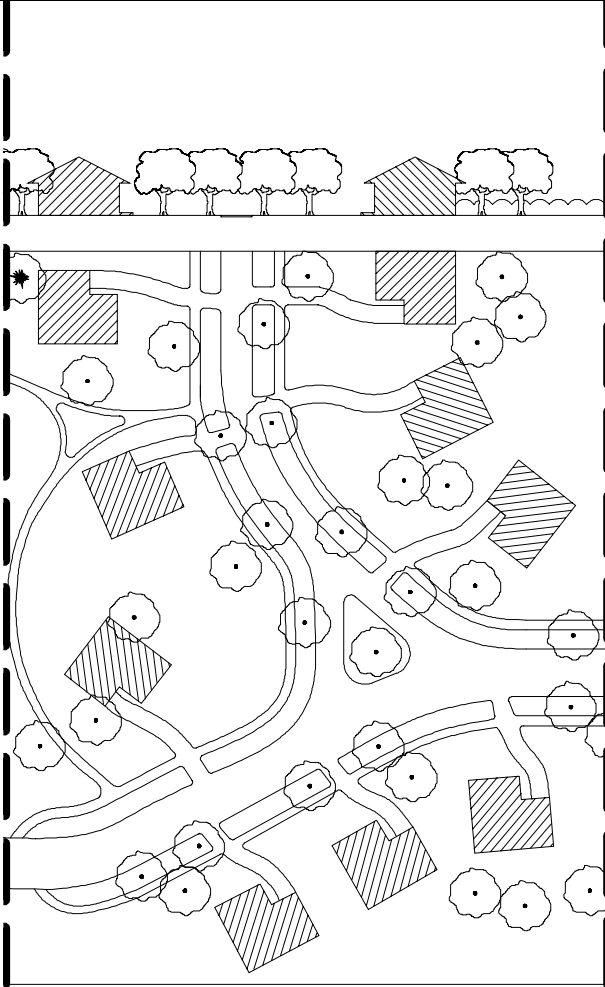
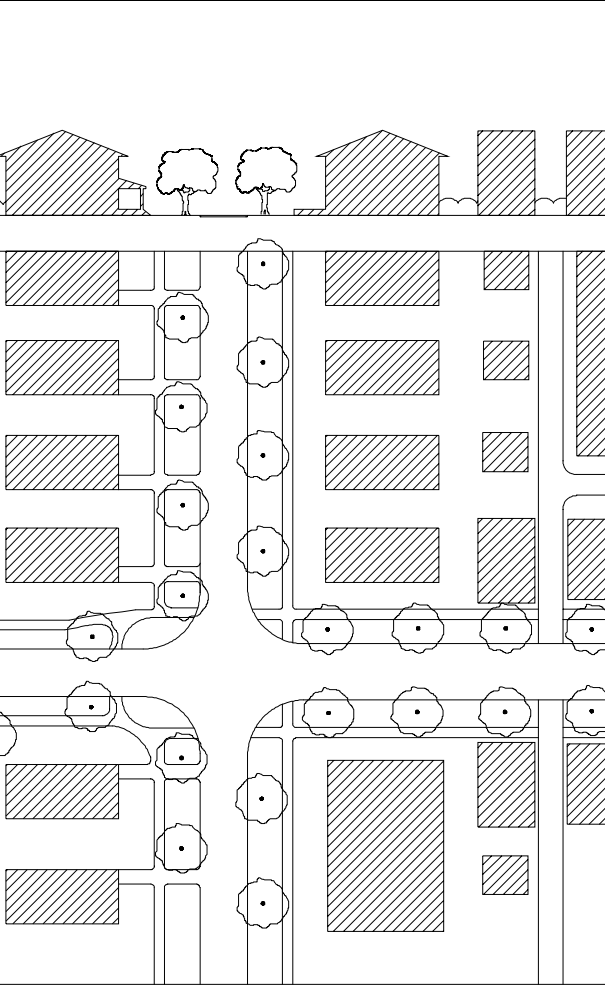
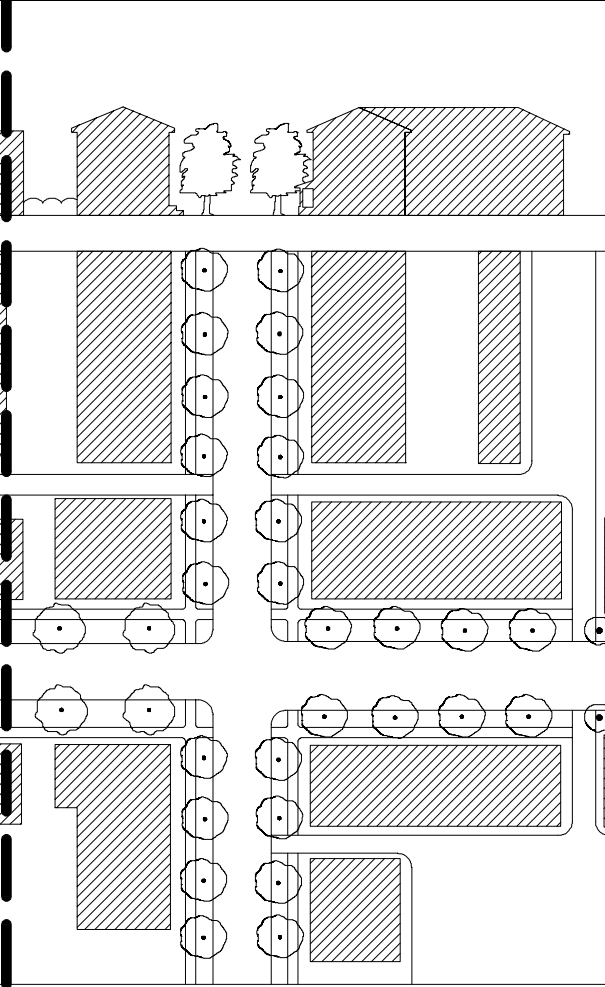
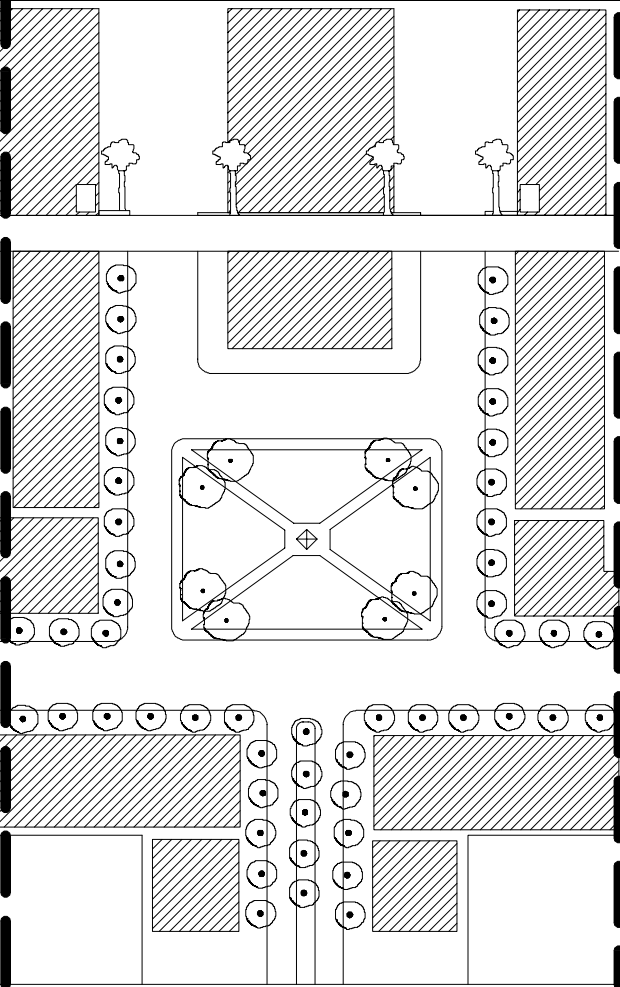


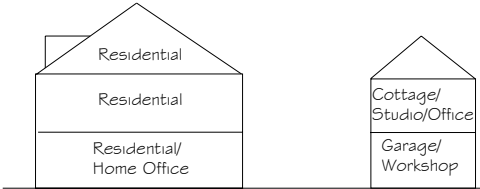
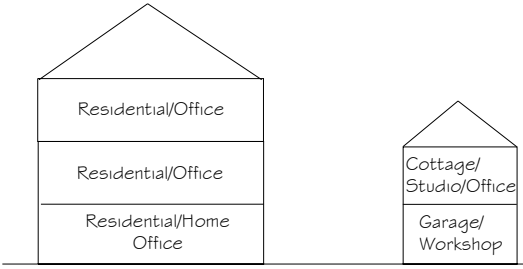

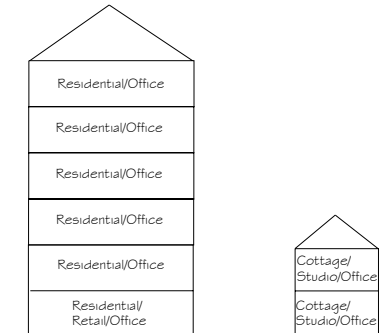
Haynie-Sirrine Neighborhood Code

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To that end, the City of Greenville has found that it is necessary to enact a new Code that addresses specific urban design issues that are not present in the current development regulations.</p> <p>Properties located in this Area have been assigned a new “Zone” which regulates the form and use of all existing and new development.</p> <p>These regulations have been designed to permit a greater variety of uses in close proximity to one another than was previously permitted. In order to manage this flexibility a specific set of design guidelines has been established to regulate the buildings and their relationship to the public realm of the street and formal open spaces.</p> <div>1.1 APPLICABILITY:</div> <div><div>1. The regulations found herein shall be considered applicable to the area encompassed by the Haynie-Sirrine Neighborhood Master Plan with all appropriate zones indicated on the Plan.</div><div>2. Existing uses or approved plans that are non-conforming under the provisions of this Code may continue and expand subject to the design provisions found herein.</div><div>3. This Code shall become a new Zoning District with related sub-districts known as the Haynie-Sirrine Neighborhood (HSN) and shall replace the current zoning categories present in this area. The classification of property in this area is as follows:<div><div>HSN-Neighborhood Edge (NE)</div><div>HSN-Neighborhood General (NG)</div><div>HSN-Neighborhood Center (NC)</div><div>HSN-University Ridge Village Center (URVC)</div></div></div><div>4. The Zoning Administrator shall be responsible for the administration of this District and the issuance of all related zoning permits, except:<div><div>Where exceptions are noted in these requirements; and</div><div>The subdivision or re-subdivision of land which shall be processed in accordance with normal procedures outlined in the Subdivision Ordinance.</div></div></div></div>	<div>1.2 GENERAL NEIGHBORHOOD PRINCIPLES:</div> <p>The Inner City Task Force of the Congress for the New Urbanism has developed a set of design principles that have proven effective in inner city neighborhoods. These principles have been tested in several HOPE VI projects. They are proposed as a set of working principles to be further tested and refined through use.</p> <div><div><div>Citizen and Community Involvement:</div><div>Engage residents, neighbors, civic leaders, politicians, bureaucrats, developers, and local institutions throughout the process of designing change for neighborhoods.</div></div><div><div>Economic Opportunity:</div><div>The design of neighborhood development should accommodate management techniques and scales of construction that can be contracted to local and minority businesses.</div></div><div><div>Diversity:</div><div>Provide a broad range of housing types and price levels to bring people of diverse ages, races, and incomes into daily interaction – strengthening the personal civic bonds essential to an authentic community.</div></div><div><div>Neighborhoods:</div><div>Neighborhoods are compact, pedestrian-friendly, and mixed use with many activities of daily life available within walking distance. New development should help repair existing neighborhoods or create new ones and should not take the form of an isolated “project”.</div></div><div><div>Infill Development:</div><div>Reclaim and repair blighted and abandoned areas within existing neighborhoods by using infill development strategically to conserve economic investment and social fabric.</div></div><div><div>Mixed Use:</div><div>Promote the creation of mixed use neighborhoods that support the functions of daily life: employment, recreation, retail, and civic and educational institutions.</div></div><div><div>City-wide and Regional Connections:</div><div>Neighborhoods should be connected to regional patterns of transportation and land use, to open space, and to natural systems.</div></div><div><div>Streets:</div><div>The primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Neighborhoods should have an interconnected network of streets and public open space.</div></div><div><div>Public Open Space:</div><div>The interconnected network of streets and public open space should provide opportunities for recreation and appropriate settings for civic buildings.</div></div><div><div>Safety and Civic Engagement:</div><div>The relationship of buildings and streets should enable neighbors to create a safe and stable neighborhood by providing “eyes on the street” and should encourage interaction and community identity. Provide a clear definition of public and private realm through block and street design that responds to local traditions.</div></div><div><div>Dwelling as Mirror of Self:</div><div>Recognize the dwelling as the basic element of a neighborhood and as the key to self-esteem and community pride. This includes the clear definition of outdoor space for each dwelling.</div></div><div><div>Accessibility:</div><div>Buildings should be designed to be accessible and visitable while respecting the traditional urban fabric.</div></div><div><div>Local Architectural Character:</div><div>The image and character of new development should respond to the best traditions of residential and mixed use architecture in the area.</div></div><div><div>Design Codes:</div><div>The economic health and harmonious evolution of neighborhoods can be improved through graphic urban design codes that serve as predictable guides for change.</div></div></div>
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2.0 DISTRICT STANDARDS	NEIGHBORHOOD EDGE (NE)	NEIGHBORHOOD GENERAL (NG)	NEIGHBORHOOD CORE (NC)	UNIVERSITY RIDGE VILLAGE CENTER (URVC)
2.1 TRANSECT DIAGRAM - HAYNIE-SIRRINE NEIGHBORHOOD				
2.2 DESCRIPTION	The <b>Neighborhood Edge</b> zone is the least dense, most purely residential zone of the neighborhood generally accommodating single and two-family uses.	The <b>Neighborhood General</b> zone is mixed in function, but principally residential in character. It is the largest area of the neighborhood.	The <b>Neighborhood Center</b> zone is the dense multifunctional social condenser of the neighborhood at a central location within walking distance of the surrounding, primarily residential, areas. The primary focus is at the intersection of Haynie Street/Pearl Avenue and Church Street with secondary locations along Church Street and at the intersection of University Ridge and Cleveland Street.	The <b>University Ridge Village Center</b> is the most dense business, service, and institutional center as it is shared by many neighborhoods in the southwest sector of the Downtown area. This specific Village Center serves as a primary employment center accommodating larger floorplate office buildings in close proximity to surrounding thoroughfares and the County Square Government Center.

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	NEIGHBORHOOD EDGE (NE)	NEIGHBORHOOD GENERAL (NG)	NEIGHBORHOOD CENTER (NC)	UNIVERSITY RIDGE VILLAGE CENTER (URVC)
2.3 MIXED USE PROVISIONS				
2.4 SPECIFIC BUILDING TYPES PERMITTED  Except where topographic conditions prohibit, all buildings shall enfront on public streets or parks.	Detached House – Street Lot Detached House – Alley Lot Civic Building	Detached House – Street Lot Detached House – Alley Lot Townhouse Apartment Building Civic Building	Detached House – Alley Lot Townhouse Apartment Building Shopfront Building Civic Building	Detached House – Alley Lot Townhouse Apartment Building Shopfront Building Workplace Building Civic Building
2.5 PERMITTED OPEN SPACE TYPES	Greenway Meadow Park Sportsfield	Greenway Park Sportsfield/Stadium Green Square Plaza Community Garden Close Playground	Greenway Square Plaza Community Garden Close Playground	Greenway Square Plaza Community Garden Close Playground
2.6 MAX. HEIGHT	2 ½ Stories	3 Stories	4 Stories (exception-6 stories fronting on Church Street)	6 Stories
2.7 SIGNAGE	Arm Sign Only (Monument Signs for Civic Buildings only)	Arm Sign Only (Monument Signs for Civic Buildings only)	All Permitted Signage	

# Haynie-Sirrine Neighborhood Code

2.8 USE PROVISIONS	NEIGHBORHOOD EDGE (NE)	NEIGHBORHOOD GENERAL (NG)	NEIGHBORHOOD CENTER (NC)	UNIVERSITY RIDGE VILLAGE CENTER (URVC)
<b>Residential:</b> Premises available for long-term human habitation by means of ownership and rental, but excluding short-term letting of less than a month’s duration	<b>Restricted Residential:</b> The number of dwellings is restricted to one within a principal building and one within an accessory building, and by the requirement of 1.5 assigned parking spaces for each. Both dwellings should be under single ownership <b><i>Permitted Uses:</i></b> Single Family homes and Duplexes	<b>Limited Residential:</b> The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard (Section 7.4). <b><i>Permitted Uses:</i></b> Single Family homes, Duplexes, and Multi-Family dwellings	<b>Open Residential:</b> The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard (Section 7.4). <b><i>Permitted Uses:</i></b> Single Family homes, Duplexes, and Multi-Family dwellings	<b>Open Residential:</b> The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard (Section 7.4). <b><i>Permitted Uses:</i></b> Single Family homes, Duplexes, and Multi-Family dwellings
<b>Lodging:</b> Premises available for short-term human habitation, including daily and weekly letting	<b>Restricted Lodging:</b> The number of bedrooms available for lodging is restricted to one within an accessory building, and by the requirement of one assigned parking space for each leasable bedroom in addition to the requirements of the principal dwelling <b><i>Permitted Uses:</i></b> Rental Cottages (in outbuildings)	<b>Limited Lodging:</b> The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may only be provided in the morning. <b><i>Permitted Uses:</i></b> Rental Cottages and Bed and Breakfast Inns	<b>Open Lodging:</b> The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may be provided at all times. <b><i>Permitted Uses:</i></b> Hotels and Inns, Rental Cottages	<b>Open Lodging:</b> The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may be provided at all times. <b><i>Permitted Uses:</i></b> Hotels and Inns, Rental Cottages
<b>Office:</b> Premises available for the transaction of general business, but excluding retail sales and manufacturing	<b>Restricted Office:</b> Customary home occupation uses are permitted only provided the office use is restricted to the first floor or accessory building and by the requirement of 3 assigned parking spaces for each 1000 sq ft, in addition to the parking requirement for each dwelling. <b><i>Permitted Uses:</i></b> Home Occupations	<b>Restricted Office:</b> The area available for office use is limited by the requirement of 3 assigned parking spaces for each 1000 sq ft, a ratio that may be reduced according to the shared parking standards (Section 7.4). <b><i>Permitted Uses:</i></b> Office Uses, Live-Work Units	<b>Open Office:</b> The area available for office use is limited by the requirement of 3 assigned parking spaces for each 1000 sq ft, a ratio that may be reduced according to the shared parking standards (Section 7.4). <b><i>Permitted Uses:</i></b> Office Uses, Live-Work Units	<b>Open Office:</b> The area available for office use is limited by the requirement of 3 assigned parking spaces for each 1000 sq ft, a ratio that may be reduced according to the shared parking standards (Section 7.4). <b><i>Permitted Uses:</i></b> Office Uses, Live-Work Units
<b>Retail:</b> Premises available for the commercial sale of merchandise and prepared foods, but excluding manufacturing	<b>Restricted Retail:</b> Retail use is not permitted within residential buildings; with the exception of child care nurseries in residential structures. <b><i>Permitted Uses:</i></b> Child Care Nursery	<b>Restricted Retail:</b> Retail use is not permitted within residential buildings; with the exception that one neighborhood storefront (in the first story of a corner location) shall be permitted by conditional use. <b><i>Permitted Uses:</i></b> Neighborhood Store (on corner lots only) and Child Care Center	<b>Open Retail:</b> The area available for retail use is limited by the requirement of one assigned parking space for each 250 sq ft of gross retail space, a ratio that may be reduced according to the shared parking standards (Section 7.4). <b><i>Permitted Uses:</i></b> Retail Uses, Restaurants, Entertainment Uses, Day Care Centers, Convenience Stores <b><i>Excluded Uses:</i></b> Automotive, Boat, & Heavy Equipment Sales & Service, Adult Establishments and Adult Video Stores, Drive-Thru Uses	<b>Open Retail:</b> The area available for retail use is limited by the requirement of one assigned parking space for each 250 sq ft of gross retail space, a ratio that may be reduced according to the shared parking standards (Section 7.4). <b><i>Permitted Uses:</i></b> Retail Uses, Restaurants, Entertainment Uses, Day Care Centers, Convenience Stores & Drive-Through Facilities (subject to the issuance of a Conditional Use Permit) <b><i>Excluded Uses:</i></b> Automotive, Boat, & Heavy Equipment Sales & Service, Adult Establishments and Adult Video Stores
<b>Manufacturing:</b> Premises available for the creation, assemblage, and repair of items including their retail sale except when such activity creates adverse impacts	<b>Restricted Manufacturing:</b> Manufacturing uses are not permitted.	<b>Restricted Manufacturing:</b> Manufacturing uses are not permitted.	<b>Restricted Manufacturing:</b> Manufacturing uses are not permitted.	<b>Limited Manufacturing:</b> The area available for manufacturing use is limited to the building. No outdoor manufacturing activity or storage is permitted. The parking requirement shall be .25 spaces per 1000 sq ft. <b><i>Permitted Uses:</i></b> Light Manufacturing Uses (no outdoor storage permitted)
<b>Civic:</b> Premises available for not-for-profit organizations dedicated to religion, arts and culture, education, government, social service, transit, and other similar functions	<b>Open Civic:</b> Civic uses shall be permitted, except those uses that exceed 25,000 square feet shall be subject to the issuance of Final Development Plan approval by the Planning Commission.	<b>Open Civic:</b> Civic uses shall be permitted, except those uses that exceed 25,000 square feet shall be subject to the issuance of Final Development Plan approval by the Planning Commission.	<b>Open Civic:</b> Civic uses shall be permitted, except those uses that exceed 25,000 square feet shall be subject to the issuance of Final Development Plan approval by the Planning Commission.	<b>Open Civic:</b> Civic uses shall be permitted, except those uses that exceed 25,000 square feet shall be subject to the issuance of Final Development Plan approval by the Planning Commission.

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3.0 OPEN SPACE OVERLAY DISTRICT	3.1 APPLICABILITY AND IMPLEMENTATION:  1. All development shall be subject to these provisions.  2. RESERVED  3. Open Space Types may be combined (i.e. a playground in a park)	3.3 PERMITTED TYPES:  <b>Greenway:</b> A corridor encompassing a trail for bicycles or pedestrians. The trajectory of a greenway should lead through rural as well as urban areas, connecting the countryside to urban parks. The landscaping pattern should be appropriate to the location: naturalistic within the countryside, and formal within the neighborhoods.  <b>Meadow:</b> An area available for unstructured recreation outside of a neighborhood. A meadow is naturalistic, consisting of native plants, growing unchecked, and requiring minimal maintenance.  <b>Park:</b> A large open area available for recreation, usually located at the neighborhood edge, and fronted by buildings. Its landscape comprises paved paths and trails, some open lawn, trees and open shelters, all naturalistically disposed and requiring limited maintenance.  <b>Sportsfield/Stadiums:</b> An open area or facility and its related ancillary buildings specifically designed and equipped for large-scale structured recreation. Such fields should be confined to the edges of neighborhoods as their size is disruptive to the fine-grained network which is required for pedestrian travel.  <b>Green:</b> A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.	<b>Square:</b> A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic building all formally disposed and requiring substantial maintenance.  <b>Plaza:</b> A public space at the intersection of important streets set aside for civic purposes and commercial activities, A plaza is circumscribed by frontages; its landscape consists of durable pavement for parking and trees requiring little maintenance. All parking lots on frontages should be designed as plazas with the paving not marked or detailed as parking lots.  <b>Community Gardens:</b> A grouping of garden plots available for small-scale cultivation, generally to residents of apartments or other dwelling types without private gardens. Community gardens should accommodate individual storage sheds. Community gardens are valuable for their recreational and communal role, similar to that of a club.  <b>Close:</b> A small green area surrounded by a drive way providing vehicular access to several buildings, performing the same function as a cul-de-sac but creating a socially useful space. The width of the close must correspond to the standard turning radius requirement. A close may be built to economical driveway standards unless it is accessed regularly by utility vehicles.  <b>Playground:</b> A small open area specifically designed and equipped for the play of small children. A playground is usually fenced and may include an open shelter. Playgrounds should be interspersed within residential areas, a short walking distance from dwellings.
	3.2 GENERAL PROVISIONS:  1. Open space is defined as all areas not covered by building or parking lots, dry detention structures, streets, and required setbacks. The intent of these requirements is to allow for the usage of centrally located unencumbered land as neighborhood open spaces and not to permit the use of leftover or otherwise unusable land to fulfill the requirements of this Section.  2. Open space shall be planned and improved, accessible and usable by persons living nearby. Improved shall mean cleared of underbrush and debris and shall contain one or more of the following improvements: landscaping, walls, fences, walks, statues, fountains, ball fields, and/or playground equipment.  3. Significant stands of trees, streambed areas, and other valuable topographic features shall be preserved within the required open space areas where practical. Areas noted on the Master Plan as open space should be preserved and dedicated where practical and feasible and may be left unimproved in accordance with the Plan.  4. Playground equipment, statues, and fountains should be located toward the interior of squares and parks.  5. Open space should be fronted by streets and buildings to encourage their use and patrol their safety.  6. Required open space shall be separately deeded to either a homeowner’s association, a non-profit land trust or conservancy, Greenville County, the City of Greenville, or otherwise permanently protected through deed restriction.		